MEETING OF THE COMMISSION OF FINE ARTS
25 January, 1977

AM
10:00 *CONVENE, 708 Jackson Place, N.W., Washington, D.C.*

ADMINISTRATION

A. Dates of next meetings: 22 February, 1977
22 March, 1977.

B. Minutes of December 1976 meeting.

C. Georgetown Waterfront Park and Parking - Status Report.

SUBMISSIONS-REVIEWS

A. D.C. Department of Economic Development

Old Georgetown Act

1. OG 77-46, 3261 K Street, N.W., Renovation of Existing Buildings for Office/Retail Use and New Apartment Structure - Resubmission.

2. OG 77-49, 3000 M Street, N.W., Hotel/Commercial/Office Building - Resubmission.

3. Appendix 1.

Shipstead-Luce Act

1. SL 77-23, 453 New Jersey Avenue, S.E., New Office/ Retail Building.

2. SL 77-24, 77-25, 410-412 1st Street, S.E., Alterations to Existing Building and New Three-Story Structure.

3. Appendix 2.

B. D.C. Department of Housing and Community Development

Fort Lincoln Overlook Park - Confirmation of Working Drawings.

Historic Subdivisions

Appendix 3.

REPORT OF ACTIONS TAKEN ON THE OLD GEORGETOWN ACT

25 January, 1977

NO.	ADDRESS AND OWNER	PROJECT
OG 77-39	3231 Prospect Street, N.W. National Dairy Produce Corporation	New residential, office, and retail building (resubmission refer to OG 77-19).

ACTION: Approved for preliminary design. Submit design development drawings, landscape, and material selections. Particular attention should be given to the fenestration patternsn and vertical divisions facing Prospect Street to insure a result which satisfactorily will reflect the scale and texture of Georgetown. 1/3/77

40	3261 K Street, N.W. Weissberg Development Corporation	Renovation of existing buildings for office/retail use and a new apartment structure and underground parking.

ACTION: Issue permit for demolition of silos and garage structures. Retention of three existing structures, the Pioneer Mill, the mill building on the corner of Potomac and K Streets, and the warehouse structure at K and 33rd are understood to be part of the proposed new development project and are to be retained. Request submission of preliminary design to Georgetown Board and Commission as well as working drawings, material selections, landscape plans, etc. as the project proceeds. Recommend double-hung sash on Pioneer Building be preserved or replaced with matching windows. If paint is to be removed from Pioneer Building, caution should be taken to avoid removing the surface of the brick through excessive sandblasting. 1/3/77

41	1210-14 35th Street, N.W. Nivan, Incorporated	Three new dwellings.

ACTION: Do not issue permit. Proposed construction is too close and could adversely impact the historic Prospect House. In particular the northernmost house comes too close to the existing historic residence. Any resubmission should include specific data on topography, sections, and landscaping. 1/3/77

42	3000 M Street, N.W. Gus Levathes	Construction of hotel/commercial/office building (resubmission refer to OG 77-18).

ACTION: Do not issue permit. Recommend restudy of mechanical systems and mass to eliminate penthouse protrustions above sixty feet. The proposed penthouse with its two floors of double-hung windows is entirely inappropriate and raises the apparent height of the building far in excess of what would be appropriate for this part of the historic district. 1/3/77

44	2902-14 M Street, N.W. Pierre Ganoux	Build seven-foot-high cedar stockade fence at rear of property.

ACTION: Issue permit. 1/6/77

REPORT OF ACTIONS TAKEN ON THE OLD GEORGETOWN ACT

25 January, 1977

NO.	ADDRESS AND OWNER	PROJECT
OG 77-45	1623 Wisconsin Avenue, N.W. Robert N. Wolpe	Raze existing building and replace with new structure similar to existing (resubmission refer to OG 77-22).

ACTION: Do not issue permit. Proposal as submitted does not justify full demolition of existing Victorian structure. Object to quantity of increased bulk on site. Object to "lowered" front yard. No objection to removal of front addition or some parts of rear building. 1/12/77

47	3417 M Street, N.W. Snider & Levy	Sign (existing).

ACTION: Issue permit. 1/24/77

48	1625 Avon Place, N.W. Lester Shor	Interior and exterior alterations (resubmission refer to OG 77-35).

ACTION: Do not issue permit. New bay window roof should match side angles of bay window below. Avoid corner projections as shown on drawing. Recommend retention of two-over-two light sash on upper floor and matching similar proportion on lower floors. 1/24/77

50	1600 Wisconsin Avenue, N.W. Le Mediterranee, Inc.	New restaurant facility and outdoor cafe.

ACTION: Do not issue permit. Recommend restudy. Character and scale are unsuited to this location. Recommend that any new construction on this site accurately reflect and/or harmonize with indigenous architecture of Georgetown. 1/24/77

REPORT OF ACTIONS TAKEN ON SHIPSTEAD-LUCE ACT

25 January, 1977

NO.	ADDRESS AND OWNER	PROJECT
SL 77-		
10	4660 Broad Branch Road, N.W. Martin Gibson	Single family dwelling, brick foundation, redwood upper floors, awning operable windows, cedar shake roof.
ACTION:	Issue permit. 1/3/77	
11	1614 Manchester Lane, N.W. Michael Minkoff	New single family dwelling.
ACTION:	Do not issue permit. Size of lots proposed for subdivision of this site is too small. Recommend restudy of site plan with fewer dwellings, larger lots, and greater variety. 12/30/76	
12	1616 Manchester Lane, N.W. Michael Minkoff	New single family dwelling.
ACTION:	Do not issue permit. Size of lots proposed for subdivision of this site is too small. Recommend restudy of site plan with fewer dwellings, larger lots, and greater variety. 12/30/76	
13	1620 Manchester Lane, N.W. Michael Minkoff	New single family dwelling.
ACTION:	Do not issue permit. Size of lots proposed for subdivision of this site is too small. Recommend restudy of site plan with fewer dwellings, larger lots, and greater variety. 12/30/76	
14	1622 Manchester Lane, N.W. Michael Minkoff	New single family dwelling.
ACTION:	Do not issue permit. Size of lots proposed for subdivision of this site is too small. Recommend restudy of site plan with fewer dwellings, larger lots, and greater variety. 12/30/76	
15	1624 Manchester Lane, N.W. Michael Minkoff	New single family dwelling.
ACTION:	Do not issue permit. Size of lots proposed for subdivision of this site is too small. Recommend restudy of site plan with fewer dwellings, larger lots, and greater variety. 12/30/76	
16	1626 Manchester Lane, N.W. Michael Minkoff	New single family dwelling.
ACTION:	Do not issue permit. Size of lots proposed for subdivision of this site is too small. Recommend restudy of site plan with fewer dwellings, larger lots, and greater variety. 12/30/76	

REPORT OF ACTIONS TAKEN ON THE SHIPSTEAD-LUCE ACT

25 January, 1977

NO.	ADDRESS AND OWNER	PROJECT
SL 77-19	3012 Dogwood Street, N.W. Mrs. Ella Pitts	Enclose rear porch with sliding doors, exterior redwood siding.
ACTION:	Issue permit. 12/28/76	
21	2520 M Street, N.W. Oliver T. Carr Company	Nine story brick and glass office building (resubmission refer to SL 76-47 - working drawing submission).
ACTION:	Issue permit. Working drawings approved subject to approval of material sample on the site. 1/3/77	

REPORT OF ACTIONS TAKEN ON HISTORIC SUBDIVISION APPLICATIONS

25 January, 1977

NO.	SQUARE, LOT, ADDRESS AND OWNER	DESCRIPTION
HS 77-19	Square 1231, Lot 816 3212 O Street, N.W. Muriel Mafrige	Conversion of Assessment and Taxation Lot 816 into a record lot to allow construction of an addition to the existing building.
ACTION:	No objection. 12/28/76	
21	Square 1197, Lots 60, 61, 68 M, 30th, & Thomas Jefferson Streets, NW Gus Levathes	Subdivision of parts of original Lots 60 and 61 and Lot 68 into one lot.
ACTION:	No objection. 1/12/77	

MINUTES OF THE MEETING OF THE COMMISSION OF FINE ARTS
25 January, 1977

The meeting convened at 10:00 a.m. in the Commission of Fine Arts offices at 708 Jackson Place, N.W., Washington, D.C.

Members Present:	*Hon. J. Carter Brown, Chairman*
	Hon. Victorine du Pont Homsey
	Hon. Eli S. Jacobs
	Hon. Frederick D. Nichols
	Hon. Edward D. Stone, Jr.
Staff Present:	*Mr. Charles H. Atherton, Secretary*
	Mr. Donald B. Myer, Assistant Secretary
	Miss Lynda L. Brown
	Mr. Jeffrey R. Carson
	Mr. J. L. Sibley Jennings, Jr.
	Mrs. Sue A. Kohler

I. ADMINISTRATION

A. Dates of next meetings, approved as: 22 February, 1977
22 March, 1977.

B. Minutes of December 1976 meeting, approved.

c. Georgetown Waterfront Park and Parking - Status Report. The Secretary reported that a letter had been sent to the Mayor outlining the Commission's proposals for a waterfront park and a parking facility to be built on the site of the old incinerator at 31st and K Streets, N.W. He said the proposal had been well received, had had good press coverage, and the District's Municipal Planning Office had agreed to study it. However, he noted that there is great pressure from the District Department of Transportation and the Metropolitan Police Department to use the waterfront area for the storage of impounded and derelict cars, as it is close in and towing is not so time-consuming as to outlying areas. The area specifically mentioned for this function lies between Potomac Street, Key Bridge, K Street, and the river. A commercial parking lot and two recreation "activity" areas have also been proposed by the District Government for the waterfront area.

The Chairman felt strongly that the Commission of Fine Arts must take an active role in finding alternate locations for car storage so that the waterfront is not given over to this use. The Secretary agreed that the staff should look into this.

II. SUBMISSIONS-REVIEWS

A. D.C. Department of Economic Development

Old Georgetown Act

1. OG 77-46, 3261 K Street, N.W., Renovation of Existing Buildings for Office/Retail Use and New Apartment Structure - Resubmission. The Assistant Secretary reviewed the previous submission of this project and told the members that the Georgetown Board had now seen the model, reviewed the proposal, and given its approval to the preliminary design. He noted that the Board questioned the plan to "refenestrate" the old mill with sheet glass, preferring that the original double-hung sash remain in the regular openings, with the odd and oversized perhaps glazed in a different manner.

The members agreed with the Georgetown Board on the fenestration and asked that it be given further study. The architect, Mr. Peter Vercelli, said he had considered putting back all the original openings but found this created problems and would be damaging to the appearance of the building because of the difficulty in matching the brick where patching occurred. He had concluded that it would be best to keep the openings as they were during the building's last use, but agreed to further study.

The discussion turned to the adjacent Fish Market Square area, with the Assistant Secretary noting that the Georgetown Board and others who had seen it were especially pleased with the concept of improving this public space. The members agreed, and the Chairman commented that it would be important to retain the present cobblestones when the design was developed.

Mr. Jessup of the Park Service was introduced and informed the members that his agency hoped to acquire the Fish Market Square land from the District Government and they would allow the developers to use it under a permit. In view of the expected acquisition and control by the Park Service, Mr. Jessup said he hoped the Commission would not approve any design for the area at this time. He added that the Park Service was especially anxious that this area not become a parking lot.

The Commission withheld approval of the Pioneer Mill restoration until the members could see a drawing showing the mill with the fenestration preserved as much as possible, but granted unanimous approval to the rest of the preliminary design, with the understanding that further design development, landscaping, etc., would be seen by the Georgetown Board and the Commission.

2. OG 77-29, 3000 M Street, N.W., Hotel/Commercial/Office

Building - Resubmission. The Assistant Secretary reviewed this project and the Commission's previous objections to the size and height of the penthouse. He showed drawings of a revised design, reduced in size and height, and without the previous windows and cornice. The members thought it much improved and gave it their final, unanimous approval.

3. Appendix 1, approved. The Assistant Secretary told the members that the applicant for one of the projects on Appendix 1, OG 77-27, 1623 Wisconsin Avenue, N.W., was present at the meeting and would like the Commission to reconsider the Georgetown Board's disapproval of the full demolition of this building and the erection of another in its place. The new building would reproduce the appearance of the old on the upper floor, but the first floor and lower level would be much changed, with a first floor bay window and a large street level show window. The front yard would be lowered and a plaza created with an entrance to a street level shop. The Assistant Secretary said the Board had objected to the design of the new windows and to the lowering of the front yard, which would interrupt the continuity of the streetscape.

The architect, Mr. Elliott Gitlin, said that structural problems and economic considerations had determined that the building must be demolished and rebuilt to be usable by his client. The Chairman said that the Commission could not consider the economic aspect, but only the historic and aesthetic. From that viewpoint the new facade design did not justify the demolition of the old building; also, the lowered patio concept was not characteristic of either that block or Georgetown in general. He added that if a new facade were to be designed, it would be better to try to duplicate the original as much as possible. Mr. Nichols agreed and also noted that the Georgian door shown on the drawings was not compatible with the Victorian building.

The developer, Mr. Robert Wolpe, said he was particularly anxious to have a three-level building and a large show window on the ground floor to draw the public in, but the Chairman said that it is really the quality of the design as a whole which attracts people, not the size of the show window. He asked Mr. Wolpe and Mr. Gitlin to consider the suggestions made and present a new solution to the Georgetown Board. The Board's disapproval of the demolition request and the design for the new building was upheld unanimously by the Commission.

Shipstead-Luce Act

1. SL 77-23, 453 New Jersey Avenue, S.E., New Office/ Retail Building. The Assistant Secretary showed the members drawings of this project, which consists of a new small scale office and re-

tail structure flanking Victorian townhouses on a site in the vicinity of the Capitol Power Plant. The new building would use ornamental brick, iron railings, and other details to tie it in with the style of the townhouses. The developer, Mr. David Schwartz, said he wanted to retain the spirit of the residential style of the neighborhood, and the members thought his architects, Oxman, Stewart and Associates, Ltd., had succeeded admirably. The preliminary designs were unanimously approved.

2. SL 77-24, 77-25, 410-412 1st Street, S.E., Alterations to Existing Building and New Three-Story Structure. The Assistant Secretary presented this project, which involves alterations and demolition as well as new construction in the Capitol Hill Historic District and will, therefore, be reviewed by the Landmarks Committee. The main structure to be demolished was an apartment building. A small commercial building, now used as a restaurant, would also be razed.

The building to be renovated is a commercial structure. The stucco coating would be removed and a brick veneer applied. Windows on the ground floor would be altered, and the pediments above the upper story replaced with a metal mansard roof. A new utility core would be added to house stairs and mechanical equipment.

Mr. Nichols was particularly concerned about the use of a mansard roof in both the remodeled and new buildings, feeling that this has now become a cliche and that it would look particularly bad on the new building because of the long, unbroken elevation. The Commission suggested retaining the pediments on the old building.

In regard to the demolition of the small restaurant building, the Chairman said the Commission would favor a restudy, using at least the front half of it. Mr. Schlosser, the developer, said that retaining this building would create problems with exit requirements and with security; and Mr. Pryor, his partner, added that the building is not unique, that there are many like it in the area. The Chairman said that this type of building is what gives the area its charm, and thought that a better solution could be found for this sensitive, historic location. The project was not approved.

3. Appendix 2, approved.

B. <u>D.C. Department of Housing and Community Development</u>

Fort Lincoln Overlook Park - Confirmation of Working Drawings. The Assistant Secretary reviewed this project for the new members who had not seen it previously, and then showed working drawings which he and the Secretary had studied. He said the only difficulty they could foresee would be that because of budgeting

some of the elements might be omitted or alternates used which would affect the design. The members had no objections to the drawings as presented and they were unanimously approved.

Historic Subdivisions

Appendix 3, approved.

The Chairman informed the members that just prior to leaving office President Ford had appointed a new member, Philip W. Buchen, to replace Mr. Weymouth, whose term had expired. He noted that Mr. Weymouth had been a particularly active and interested member and thought it appropriate that the Commission adopt a resolution thanking him for his services. The members agreed unanimously, and agreed that a letter should be sent to Mr. Weymouth.

EXHIBIT A

The meeting was adjourned at 11:20 a.m.

Signed,

Charles H. Atherton

Charles H. Atherton
Secretary

EXHIBIT A

January 31, 1977

Dear Frolic:

We all missed you very much at our meeting on the 25th. As a conscience and a guiding force on so many of our projects over the last four years, especially those involving a feeling for historic preservation, you added immeasurably to our discussions. Your critical eye was always a great help to us on so many occasions.

The Commission passed a resolution expressing our appreciation for the excellent services you gave to us as a member. The Capital is certainly a better place for it, a fact which I hope will give you the satisfaction you so well deserve.

I hope you will keep in touch with us, and that you will drop by often on your visits to Washington.

Again, many thanks.

With warm best wishes,

Sincerely yours,

J. Carter Brown
Chairman

Mr. George Weymouth
P. O. Box 141
Chadds Ford, Pennsylvania 19317

CA:nl:hg